ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

85 Swallow Lane, Huddersfield, HD7 4NB

Price Guide £140,000

SOLD **SOLD BY ADM RESIDENTIAL** "ATTENTION INVESTORS" "RIPE FOR RENOVATION" Offered *FOR SALE* by ADM Residential is this characterful detached property boasting large gardens, driveway, outside stone building and work shop. The property is ideally suited for a renovating or a project/investment purchase subject to planning. Ideally situated in this popular prime area of Golcar, being close to all local village amenities, bus routes and schools. The property boasts double glazing, comprises:- entrance door leading to a kitchen/dining area, lounge with door leading to a cellar. To the first floor landing, a separate w.c, two bedrooms one of which has a recently fitted shower cubical. Externally the property has gardens to the front and rear, large tarmac driveway, car port and stone storage building. Viewings are highly recommended to appreciate what this property has to offer. Please call ADM Residential to arrange a viewing on 01484 644555.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

ENTRANCE DOOR

Entrance uPVC door leading to the dining kitchen:

DINING KITCHEN 13'3 x 7'4 (4.04m x 2.24m)

This spacious dining kitchen is set to the front of the property with Upvc windows overlooking the side aspect. Base mounted units in cream with wood trim, inset stainless steel sink unit with drainer and mixer tap, gas cooker point and space for a fridge freezer. Door leading to:

LOUNGE 15'8 x 12'7 (4.78m x 3.84m)

This generously sized lounge offers ample natural light through Upvc twin aspect windows overlooking the rear elevation. Featuring Oak effect fire surround with inset gas fire and marble hearth, T.v point, telephone point and beamed ceiling. Door leading to:

HALLWAY 8'2 x 3'8 (2.49m x 1.12m)

Hallway with access to the rear aspect and staircase rising to the first floor landing:

FIRST FLOOR LANDING

To the first floor landing, Upvc window to the side elevation, doors leading to:

BEDROOM ONE 12'7 x 8'5 (3.84m x 2.57m)

A good sized double bedroom with Upvc window overlooking the rear aspect:

BEDROOM TWO/SHOWER ROOM 10'7 x 7'0 (3.23m x 2.13m)

Second bedroom with Upvc window to the rear elevation, currently fitted with a shower cubicle and hand wash pedestal:

SEPARATE W/C 5'4 x 2'9 (1.63m x 0.84m)

A partly tiled and panelled cloaksroom/w.c with Upvc window to the side elevation, consisting of low level flush w/c:

Outside Stone Storage

Outside stone storage building:

EXTERNALLY

Externally this property offers a large tarmac driveway to the front aspect which leads onto the carport, boasting ample off road parking to the front aspect with lawned garden and to the rear, the property offers a well maintained garden with stone wall boundaries and flagged pathway:

Car Port/Workshop

To the side elevation there is a enclosed carport / workshop which would need some attention:

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: Golcar Junior, Infant and Nursery School, Wellhouse Junor and Infant School, Beech Primary School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as

access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Please note we have a virtual viewing video for you to view: www.admresidential.co.uk
Tel-01484 644555
Mobile Number 07780446202
Email - sales@admresidential.co.uk

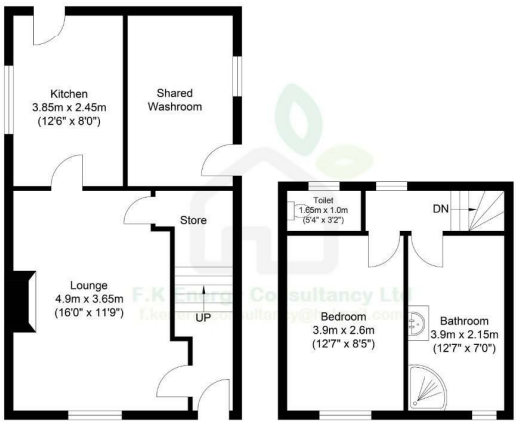
Council Tax Bands

The council Tax Banding is " "
Approx amount per month is £0.00

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

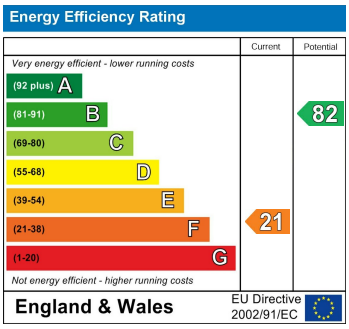


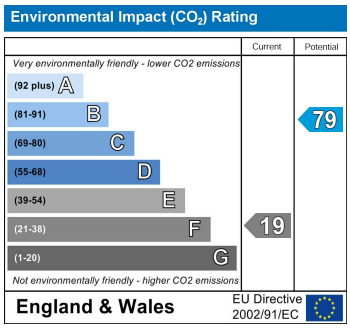
85 Swallow Lane, Huddersfield, HD7 4NB

Approx Gross Internal Floor Area of House 67.13 sq. m. (722.581 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

Energy Efficiency Graph





BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.